



MAURICE W. BLANCHETTE
First Selectman

STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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RONALD F. STOMBERG
Deputy First Selectman

A. LEO MILLER, JR.
JAMES M. PRICHARD
LORI L. SPIELMAN
JOHN W. TURNER
RACHEL WHEELER-ROSSOW

BOARD OF SELECTMEN
Monday, January 9, 2012
Center School, 49 Main Street

Board of Selectmen:

SELECTMEN PRESENT: Maurice Blanchette, A. Leo Miller, James Prichard, Lori Spielman, Ronald Stomberg, John Turner, Rachel Wheeler-Rossow

OTHERS PRESENT: Nicholas DiCorleto, Director, Finance; Tim Webb, Director, Public Works; Doris Crayton Director of Human Services; Sgt. Patrick Sweeney, Resident Trooper; Erin Graziani, Senior Center Director; Stephen Cullinan, Superintendent of Ellington Schools; Dan Keune, Chairman of the Board of Education, Drew Pearson, Moser Pilon Nelson Architects; Hocine Baouche, Sandy Cohen, Susan Stack, Yale Cantor, Melinda Ferry, Wayne Reynolds, Shay Drake, Peter Charter, Diane Aborn, Erin Quinlan, Patch.com

I. CALL TO ORDER:

First Selectman Blanchette called the meeting of the Board of Selectmen (BOS) to order at 7:33 p.m.

II. CITIZENS' FORUM:

No one came forward.

III. APPROVAL OF MINUTES:

A. December 19, 2011 Special Town Meeting:

MOVED (STOMBERG), SECONDED (SPIELMAN) AND PASSED [AYE: MILLER/STOMBERG/ SPIELMAN/TURNER/PRICHARD; ABSTAIN: WHEELER-ROSSOW] TO APPROVE THE SPECIAL TOWN MEETING MINUTES OF DECEMBER 19, 2011.

B. December 19, 2011 Regular Board of Selectmen Meeting:

MOVED (STOMBERG), SECONDED (SPIELMAN) AND PASSED [AYE: MILLER/STOMBERG/SPIELMAN/TURNER/PRICHARD; ABSTAIN: WHEELER-ROSSOW] TO APPROVE THE BOARD OF SELECTMEN REGULAR MEETING MINUTES OF DECEMBER 19, 2011.

IV. UNFINISHED BUSINESS:

A. Appointment of Planning & Zoning Representative to Permanent Building Committee:

MOVED (TURNER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPOINT DAVID STAVENS AS THE PLANNING & ZONING COMMISSION REPRESENTATIVE, TO THE PERMANENT BUILDING COMMITTEE TO DECEMBER 2, 2013.

MOVED (TURNER), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO ADD TO THE AGENDA, ITEM IV. ADMINISTRATIVE REPORTS: ITEM E. POLICE AND ITEM F. PUBLIC WORKS

B. Disposition of 82 Maple Street:

Mr. Webb said that he was asked to look into the possibility of selling this property. A market analysis, done by Campbell-Keune Realty, Inc., assigned a suggested market value to the property of between \$115,000 and \$125,000. Mr. Webb also reported that the approximate cost to go forward with the demolition of the property would initially cost \$2,200 to test for lead and asbestos. If everything is clear, it will cost approximately \$11,000 to take the building down and remove it. Ms. Spielman suggested asking Mr. Webb to solicit a few more estimates for the demolition, and then use his judgment in choosing which company to hire. Mr. Blanchette said that a motion had not been prepared for this meeting. He said the decision to demolish the house would require a Town Meeting, since it will reduce the value of the property by more than \$40,000. Mr. Blanchette said that the Town Attorney had advised that this should go to Town Meeting. The purpose of 82 Maple Street being on the agenda tonight is to discuss preferences on how to proceed.

Mr. Miller made a motion to proceed with the demolition. The motion failed for lack of a second. Mr. Miller said that he will take up this motion at the February 6, 2012 meeting.

Mr. Blanchette asked if anyone disagreed with tearing down the house, and Mr. Prichard said that he disagrees. Mr. Prichard asked Mr. Webb what it would cost to bring the house to rentable condition. Mr. Webb said it will cost approximately \$22,500. Mr. Prichard said that he doesn't understand why a house that was purchased in 2003 is being considered for demolition for the reason that the Board of Finance doesn't want to be in the landlord business. He added that the Town has been in the landlord business since purchasing this house in 2003. Mr. Webb said that his understanding is that when the house was purchased, the occupants continued to rent. The rental changed occupancy twice and most recently has become vacant. Mr. Webb said that if this property is renovated and rented, the Town will need to take applications and make sure that due diligence is done to find a renter, and then maintain the property. Mr. Prichard said that it is conceivable that the Town will find a use for the Pinney House that will create a business rental situation. He said it makes no sense to him to tear down a house that can provide revenue to the Town, until such time as it is decided to utilize the property for Center School. Mr. DiCorleto said that at the time the house was purchased, it

was for additional property for the Center School, knowing back then that the house would eventually be demolished. Mr. Blanchette said that the Board of Finance is not going to allot any money toward renovation of the house; therefore the only options are to sell the house or to demolish it. Mr. Blanchette said that in the not-too-distant future, the Town will probably be moving older children back to Center School, and older children require larger playing fields, therefore the property will become valuable to the School at that time.

Mr. Blanchette said that even if the BOS gave the order to take the house down right now, the money is not there to do it; therefore it may be some time before the building comes down. If the BOS decides that their intention is to take the building down, then the maintenance costs will be minimal. Mr. Miller said that it is less than visionary to consider selling the property, so the remaining option is to demolish the house; the question remains when to do it. Mr. Prichard said that if this topic is not going to be brought back to the Board of Finance for reconsideration, there is no reason to delay the motion for a month. Mr. Blanchette said that he will put together motions for the next meeting, which will include bringing it to Town Meeting. Mr. Webb said that he will solicit two more demolition bids in the meantime for comparison.

V. NEW BUSINESS:

A. Tax Refunds/Abatements:

MOVED (TURNER), SECONDED (MILLER) AND PASSED UNANIMOUSLY TO APPROVE THE TAX REFUNDS IN THE AMOUNT OF \$357.16 AS RECOMMENDED BY THE TAX COLLECTOR AND AS SPECIFIED IN THE REFUNDS/ABATEMENTS STATEMENT DATED JANUARY, 2012.

B. EDC Tax Abatement Request: Country Warehouse, LLC (Kloter Farms):

Mr. Blanchette said that this agenda item is a request for tax abatement on the Kloter Farm reconstruction; however, some answers that the BOS will need to move on this remain forthcoming. Mr. Blanchette asked for a motion to table it. Mr. Miller asked if Mr. Blanchette would provide information to the BOS on the program. Mr. Blanchette said that the problem is that he has the information regarding how to process the application, but not the rules for the program. He will provide this information to the BOS.

MOVED (STOMBERG), SECONDED (MILLER) AND PASSED UNANIMOUSLY TO TABLE THIS ITEM.

C. Bonding Resolutions:

1. Renovations, Additions, Alterations and Improvements to Crystal Lake School and Renovations, Alterations and Improvements to Windermere School-\$21,040,000:

Mr. Cullinan, Superintendent of Schools, Mr. Keune, Chairman, Board of Education and Drew Pearson, Moser Pilon Nelson Architects were in attendance and prepared to provide a PowerPoint Presentation regarding the proposal, however, there were no citizens present who had not already seen it. Mr. Cullinan also pointed out that a flyer had been mailed to the residents of Ellington providing a summary of the proposal. Mr. Cullinan asked if there were any questions from the BOS or the audience. Mr. Miller asked for clarification regarding the

acreage that was listed in the flyer vs. what is listed on the site plan. Mr. Cullinan said for reimbursement purposes, the entire piece of property is not reimbursable by the State of Connecticut, which explains the difference.

MOVED (TURNER), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO ADOPT THE FOLLOWING RESOLUTION:

RESOLVED, that the Board of Selectmen furnishing and equipping of renovations, additions, alterations and improvements to Town of Ellington school facilities consisting of renovations, additions, alterations and improvements to Crystal Lake School and renovations, alterations and improvements to Windermere School, contemplated to include: (a) at Crystal Lake School, expansion and full renovation of the school to support reconfiguration from a K-4 to a K-6 school including an approximately 18,350 square foot addition to consist primarily of classrooms and student support areas; alterations to the existing school facility to support the new educational program including an enlarged cafeteria, a new kitchen, and enlarged media center; renovations including replacement of all building systems including mechanical and electrical systems; building envelope thermal performance improvements; full code and accessibility compliance improvements; improvements to comply with the State of Connecticut's high performance regulations for energy efficiency and sustainability; site improvements to the existing school site and the 59 South Road property owned by the Town, including increased parking, improved on-site traffic flow with separation of bus and car traffic, a connection to the Route 140 sewer line, and new playfields; (b) at Windermere School, limited programmatic alterations within the building footprint to support reconfiguration from a K-4 with district-wide grades 5 and 6 to a K-6 with district-wide Pre-K school including conversion of available spaces to Pre-K, computer labs, administration, miscellaneous student support, and toilet rooms; and creation of a new Pre-K play area; and (c) related improvements and work.

FURTHER RESOLVED, that the Board of Selectman recommends that the Town issue bonds or notes and temporary notes in an amount not to exceed \$21,040,000 to finance the appropriation. The Town anticipates receiving grants from the State of Connecticut Department of Education to defray in part the appropriation, the application for and acceptance of which is hereby approved. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town and applied to defray the aforesaid appropriation.

FURTHER RESOLVED, that the Board of Selectmen hereby authorizes the First Selectman to call a special town meeting to be held in the Auditorium of Ellington High School, on Tuesday, January 31, 2012, at 7:00 p.m. to act upon a resolution with respect to the above recommendations.

FURTHER RESOLVED, That the Board of Selectmen hereby designates said resolution for submission to the voters at referendum in the manner provided by Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, which vote shall be held on Tuesday, February 14, 2012, between the hours of 6:00 a.m. and 8:00 p.m. The Town Clerk shall incorporate notice of such referendum into the notice of Special Town Meeting. The aforesaid resolution will be submitted to the voters under the following heading:

"SHALL THE TOWN OF ELLINGTON APPROPRIATE \$21,040,000 FOR COSTS RELATED TO THE DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF RENOVATIONS, ADDITIONS, ALTERATIONS AND

IMPROVEMENTS TO CRYSTAL LAKE SCHOOL AND TO WINDERMERE SCHOOL, AND AUTHORIZE THE ISSUE OF BONDS, NOTES AND OTHER OBLIGATIONS TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED BY GRANTS?"

Voters approving the resolution will vote "Yes" and those opposing the resolution shall vote "No". Electors will vote on the voting machines at the usual polling places in the Town. Persons qualified to vote in town meetings who are not electors will vote at the following polling place: Ellington Town Hall, 55 Main Street in Ellington, Connecticut. Absentee ballots will be available from the Town Clerk's office.

FURTHER RESOLVED, That the Town Clerk is authorized to prepare and to cause to be printed and distributed in accordance with the provisions of Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended, an explanatory text with respect to the aforesaid question to be submitted to the voters pursuant to Section 7-7 of said General Statutes; and to further authorize the First Selectman, in his discretion, to prepare and distribute such additional explanatory materials with respect to such question as are permitted in accordance with said Section 9-369b.

2. Design, Construction, Equipping and Furnishing of a New Senior Center-
\$2,500,000:

Mr. Reynolds said that the BOS has an opportunity over the next few months to be part of a significant contribution to the Town of Ellington's senior citizens, so he asks that the BOS approve the \$2.5 million request. He asks that they encourage all citizens to vote "yes" for a new Senior Center so the programs and activities that are so important to the needs of the senior population can be provided. Mr. Blanchette said that the Town Meeting will be held in the auditorium and he expects that there will be more people in attendance. He asks that both Mr. Cullinan and Mr. Reynolds be prepared to give their respective presentations at that time.

Ms. Wheeler-Rossow said that she so hopes that everyone committed to the Senior Center will be equally committed to the Crystal Lake project and that everyone so committed to Crystal Lake will be equally committed to the Senior Center. She added that Ellington is one Town and her view of the future is that youngsters and elders go arm in arm into the future; trusting each other, helping each other, sharing experiences with each other and she hopes that the Town gives a resounding "yes" to both of these projects.

MOVED (TURNER), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO ADOPT THE FOLLOWING RESOLUTION:

RESOLVED, that the Board of Selectmen recommends that the Town of Ellington appropriate \$2,500,000 for design, construction, equipping and furnishing of a Senior Center to be located on property owned by the Town at 22 Maple Street in Ellington, contemplated to consist of: (a) an approximately 10,600 square foot facility including an entry/reception area; a large multi-purpose room to provide main dining room and café areas; a smaller multi-purpose/special activities and exercise room; a full service kitchen with pantry; lounge/library, arts & crafts, recreation, games, health/nursing, and computer/classroom rooms; support rooms; a terrace/patio; and an outdoor pavilion; (b) site improvements including parking, site access, and landscaping; and (c) related improvements and work, contemplated to be

completed substantially as shown on preliminary drawings prepared by the Lawrence Associates, dated 09/21/11 and entitled "Ellington Senior Center, 22 Maple Street, Ellington, CT, Project # 11-0030, Drawings Number SK-1, SK-2 and SK-3".

FURTHER RESOLVED, that the Board of Selectmen recommends that the Town issue bonds or notes and temporary notes in an amount not to exceed \$2,500,000 to finance the appropriation. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants or donations received by the Town and applied to defray the aforesaid appropriation.

FURTHER RESOLVED, that the Board of Selectmen hereby authorizes the First Selectman to call a special town meeting to be held in the Auditorium of Ellington High School, on Tuesday, January 31, 2012, at 7:00 p.m. to act upon a resolution with respect to the above recommendations.

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"SHALL THE TOWN OF ELLINGTON APPROPRIATE \$2,500,000 FOR COSTS RELATED TO THE DESIGN, CONSTRUCTION, EQUIPPING AND FURNISHING OF A SENIOR CENTER TO BE LOCATED ON PROPERTY OWNED BY THE TOWN AT 22 MAPLE STREET IN ELLINGTON, AND AUTHORIZE THE ISSUE OF BONDS, NOTES AND OTHER OBLIGATIONS TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAID BY GRANTS OR DONATIONS?"

Voters approving the resolution will vote "Yes" and those opposing the resolution shall vote "No". Electors will vote on the voting machines at the usual polling places in the Town. Persons qualified to vote in town meetings who are not electors will vote at the following polling place: Ellington Town Hall, 55 Main Street in Ellington, Connecticut. Absentee ballots will be available from the Town Clerk's office.

FURTHER RESOLVED, That the Town Clerk is authorized to prepare and to cause to be printed and distributed in accordance with the provisions of Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended, an explanatory text with respect to the aforesaid question to be submitted to the voters pursuant to Section 7-7 of said General Statutes; and to further authorize the First Selectman, in his discretion, to prepare and distribute such additional explanatory materials with respect to such question as are permitted in accordance with said Section 9-369b.

VI. ADMINISTRATIVE REPORTS:

Police Department: Sgt. Sweeney introduced himself to the BOS. Ms. Spielman asked for clarification regarding what a level 1 truck inspection is, as noted in Sgt. Sweeney's report. Sgt.

Sweeney said that he will randomly inspect tractor-trailer trucks for safety. He said if the truck does not pass the inspection, it is not permitted to continue. Sgt. Sweeney invited the members of the BOS to contact him at any time he can be of help, and he said he is very happy to be working in the Town.

Public Works Department: Mr. Turner asked if there has been any planning as far as the narrow-banding requirement that is due one year from now on the Town frequency, and/or coordination with the agencies that use that frequency. Mr. Webb said that he checked with Bob Willis, and all of the Town's radios are set. Mr. Turner asked if those radios have been narrow-banded, and if there is a date when the base radios will be narrow-banded. Mr. Webb said that he will take care of this and let Mr. Turner know once a date has been set.

VII. SELECTMEN COMMITTEE REPORTS:

A. Personnel Committee:

1. Resignations:

MOVED (SPIELMAN), SECONDED (WHEELER-ROSSOW) AND PASSED UNANIMOUSLY TO ACCEPT THE RESIGNATION, WITH REGRET, OF TOM NEESON FROM THE PARKS AND RECREATION COMMISSION.

2. Appointments:

MOVED (SPIELMAN), SECONDED (WHEELER-ROSSOW) AND PASSED UNANIMOUSLY TO REAPPOINT GORDON OLIVER, THOMAS BOSCARINO, CYNTHIA COSTANZO AND ROBERT LAREW TO THE PARKS AND RECREATION COMMISSION TO SERVE FOUR YEAR TERMS TO JANUARY 31, 2016.

MOVED (SPIELMAN), SECONDED (WHEELER-ROSSOW) AND PASSED UNANIMOUSLY TO APPOINT CHRISTOPHER WEITZ TO THE PARKS AND RECREATION COMMISSION TO SERVE AN UNEXPIRED TERM TO JANUARY 31, 2014.

MOVED (SPIELMAN), SECONDED (WHEELER-ROSSOW) AND PASSED UNANIMOUSLY TO REAPPOINT JOHN RACHEK TO THE BOARD OF ASSESSMENT APPEALS TO SERVE A THREE YEAR TERM TO JANUARY 31, 2015.

MOVED (SPIELMAN), SECONDED (WHEELER-ROSSOW) AND PASSED UNANIMOUSLY TO REAPPOINT JOEL NADEL AS AN ALTERNATE MEMBER TO THE BOARD OF ASSESSMENT APPEALS TO SERVE A THREE YEAR TERM TO JANUARY 31, 2014.

MOVED (SPIELMAN), SECONDED (WHEELER-ROSSOW) AND PASSED UNANIMOUSLY TO REAPPOINT HELEN FILLORAMO, SUSAN HANNIGAN, ANNE NICKERSON AND SUSAN STACK TO THE HUMAN SERVICES COMMISSION TO SERVE FOUR YEAR TERMS TO JANUARY 31, 2016.

MOVED (SPIELMAN), SECONDED (WHEELER-ROSSOW) AND PASSED UNANIMOUSLY TO APPOINT BRUCE N. WARKENTIN AS A MEMBER OF THE AD HOC PATRIOTIC COMMITTEE TO SERVE A ONE YEAR TERM TO DECEMBER 31, 2012.

VIII. SELECTMEN LIAISON REPORTS:

EVFD: Mr. Turner reported that one of the two oil-fired boilers at the firehouse failed, and working with the Public Works Director and Action Air, found it necessary to replace a boiler. The boiler has been replaced and a claim has been filed with the insurance company, but it would appear that the failure was due to natural age and corrosion.

Board of Education: Mr. Miller reported that he attended the Board of Education Budget Presentation on Saturday. He added that it is well-known that Ellington is 166th out of 166 in spending per pupil, in the State. Mr. Miller said the Town spends approximately \$10,700 per pupil. Mr. Miller said that Mr. Cullinan does attempt to meet more than halfway on budget issues, and with that there were quite a few instances where the presenters would indicate that if there was money, the Town could use certain programs. While continuing to offer an excellent education, the BOE operates at bare bones and there are quite a few areas where it could become a concern, if there are further cuts in the future. Mr. Miller said that he hopes that all are supportive of the BOE part of the budget and understanding of it when budget decision time comes.

IX. FIRST SELECTMAN'S REPORT:

1. EVFD – Request to Create September 11 Memorial Park on Town-owned Property:

Mr. Blanchette referred to, and distributed a copy of, a memo [attached] that was emailed to the BOS and the various agencies identified in the motion the BOS made on December 19, 2011 regarding this request. The memo asks for the submission of names of representatives to serve on this committee. Mr. Blanchette said that he anticipates that the BOS will then approve the members, and the committee can begin its work.

X. CORRESPONDENCE:

1. Tax Exemptions – Farm Buildings in Ellington:

Mr. Blanchette distributed a packet of information including a letter written to him from Mr. Peter Charter, 516 Somers Road, dated December 5, 2011 [attached]. Mr. Blanchette said that Mr. Charter's letter followed a visit he received from Mr. Charter and Mrs. Diane Aborn, both families that are involved in farming in Town, requesting approval of an optional tax exemption allowed under CT General Statute Chapter 203; Sec 12-91(c) which went into effect July 1, 2003. This allows an exemption of an amount up to \$100,000 per farm building structure. Mr. Blanchette said he has been advised that this has come up before, and that Town Assessor Rhonda McCarty has been asked to research this topic three times so far. Any exemption reduces the taxable grand list and shifts the burden of taxes. Mr. Blanchette asked BOS members for their input. Mr. Miller said that you could run into a situation where a farm building is used to run a business, such as an auto repair shop, so this needs to be considered. Mr. Blanchette said that the statute includes only buildings used exclusively for farming. Mr. Stupinski said that his recollection is that Ms. McCarty compiled a list that was a quick look at what the impact would be. He recommended that Ms. McCarty conduct research, compile a report consisting of farm buildings, their assessed value and what the impact will be on taxes. Mr. Cohen said that the day this passed in 2003, he provided it to Mr. Stupinski, and then it

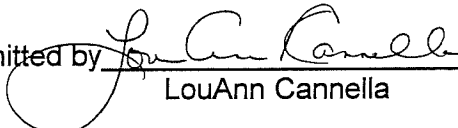

became tied up at the Economic Development Committee (EDC). Ms. Spielman asked why the topic was not followed through on when it was brought forward previously. Mr. Stupinski said he doesn't recall it coming back from EDC. Ms. Spielman said that this shouldn't happen again. Mr. Stomberg added that this should be followed up in a timely manner.

Mr. Cohen said that this is the disadvantage of doing business in Ellington. He said that every farm that is left, and there aren't very many, is at an economic disadvantage to any farmer in the towns that did pass the tax exemption. Mr. Charter asked for a timetable for the Assessor's study to be complete. Mr. Blanchette said that he would hope it could be done for the next meeting, but he will need to discuss this with Ms. McCarty to find out how long it will take to prepare this report. Mr. Stomberg suggested that Ms. McCarty check with the other towns that have passed an exemption. Mrs. Aborn asked why this exemption would have to be applied for on a yearly basis. Mr. Blanchette said that exemptions are reviewed and determined eligible each year and have to be applied for annually.

Mr. Blanchette reminded everyone that tomorrow night at 7:00 p.m. and then next Tuesday at 7:00 p.m. the Capital Improvement Committee will be meeting in the Town Hall Meeting Room and looking over the submittals from all of the Town agencies and making its recommendation to the BOS on January 23rd.

XII. ADJOURNMENT:

MOVED (SPIELMAN), SECONDED (MILLER) AND PASSED UNANIMOUSLY TO ADJOURN
THE MEETING OF THE BOARD OF SELECTMEN AT 8:56 P.M.

Submitted by  Approved by 
LouAnn Cannella Maurice Blanchette

M E M O

DATE: January 6, 2012

TO: Board of Selectmen, Parks and Recreation Commission Chair, Patriotic Committee Chair, Chief of the Ellington Volunteer Fire Department, DPW Director, Town Planner.

FROM: Maurice Blanchette, 1st Selectman

SUBJECT: Request to Provide Representation from Your Agency on a Planning Committee to Develop the Town-Owned Pinney Street Property into Recreation Fields and a 9/11 Memorial.

In response to a request and proposal from the Ellington Volunteer Fire Department (EVFD), the Board of Selectmen voted at its meeting on 19 September 2011 to 'ask the First Selectman to draw up the recommended Committee, as suggested by Chief Varney'. The recommended make-up of the Committee includes the following:

- one member from the BOS;
- one member from Parks and Recreation;
- one member from the Patriotic Committee;
- two members from the Town's general public;
- several members [3 maximum?] from the Ellington Volunteer Fire Dept.;
- the Director of Public Works;
- and, the Town Planner.

EVFD proposes to lead and fund the project.

I ask that you submit name(s) and contact information to my office of the representative(s) from your organization to serve on this Committee. It would be most useful if you could also identify an alternate for each representative, who can then vote in the absence of your representative.

I expect that an organizational meeting will be scheduled as soon as the members of the Committee have been identified and approved by the BOS. Unless the members of the Committee declare otherwise, I expect that the Committee will elect a Chair at that meeting.

If you have any questions about this, please call me. Thank you.

516 Somers Road
Ellington, CT 06029
12/5/11

Maurice Blanchette
1st Selectman

Dear Mr. Blanchette,

I am writing in concern to a letter I sent you last year regarding tax exemptions for Ellington farm buildings. The adoption of this regulation would free our town's farmers from farm building taxes up to \$100,000. per structure and would allow them to reinvest said monies into their farms, enabling them to continue to add to the rural atmosphere of our town.

Earlier we discussed having the assessor, after the grand list was completed in February, put together a report of town farm buildings and the cost of exempted taxes to Ellington. This has not yet been done. Therefore I propose the following schedule-

Report completed and reviewed by several town farmers before January 1, 2012 .

Report put on the agenda for discussion at the January Board Meeting.

Report referred to the regulation committee to follow.

Public forum scheduled for February Selectmen Board Meeting.

Acceptance of the regulation at the February or March Board Meeting followed by a date set for town meeting vote.

Enclosed please find a list of towns already approving property tax exemptions for farm buildings and seasonal farm employee housing. Also included is a copy of the state regulation regarding this policy.

Please respond to me in writing at the earliest possible date. If you have any additional questions please contact me at 860-490-7369 or 860-875-1062. Thank you for your consideration of this important matter.

Sincerely,

Peter J. Charter


cc: Board of Selectmen

Farm Building Tax Exemption

\$100,000 Exemption on Farm Buildings

Name of Town

Link to info

Bethlehem
Cheshire
East Hampton
East Hartford
Glastonbury
Griswold
Guilford
Hampton
Hebron
Killingly
Milford
Norwich
Somers
Sprague
Thompson
Wallingford
Washington
Woodstock

§ 121-21

TAXATION

§ 121-21

ARTICLE VI

**Property Tax Exemption for Farm Buildings and Seasonal Farm
Employee Housing**

**§ 121-21. Property Tax Exemption for Farm Buildings and Seasonal Farm Employee
Housing.**

Pursuant to Section 12-91(c) of the Connecticut General Statutes, any building used actually and exclusively in farming as defined in Section 1-1, or for any building used to provide housing for seasonal farm employees shall be exempt from property tax. The amount of such exemption shall not exceed one hundred thousand dollars (\$100,000.00) of assessed value for each eligible building. Such exemption shall not apply to the residence of the farmer and shall be subject to the application and qualification process provided in Section 12-91d of the Connecticut General Statutes, commencing with the October 1, 2007 grand list.

Sec. 12-91. Exemption for farm machinery, horses or ponies. Additional optional exemption for farm buildings or buildings used for housing for seasonal employees. (a) All farm machinery, except motor vehicles, as defined in section 14-1, to the value of one hundred thousand dollars, any horse or pony which is actually and exclusively used in farming, as defined in section 1-1, when owned and kept in this state by, or when held in trust for, any farmer or group of farmers operating as a unit, a partnership or a corporation, a majority of the stock of which corporation is held by members of a family actively engaged in farm operations, shall be exempt from local property taxation; provided each such farmer, whether operating individually or as one of a group, partnership or corporation, shall qualify for such exemption in accordance with the standards set forth in subsection (d) of this section for the assessment year for which such exemption is sought. Only one such exemption shall be allowed to each such farmer, group of farmers, partnership or corporation. Subdivision (38) of section 12-81 shall not apply to any person, group, partnership or corporation receiving the exemption provided for in this subsection.

(b) Any municipality, upon approval by its legislative body, may provide an additional exemption from property tax for such machinery to the extent of an additional assessed value of one hundred thousand dollars. Any such exemption shall be subject to the same limitations as the exemption provided under subsection (a) of this section and the application and qualification process provided in subsection (d) of this section.

(c) Any municipality, upon approval by its legislative body, may provide an exemption from property tax for any building used actually and exclusively in farming, as defined in section 1-1, or for any building used to provide housing for seasonal employees of such farmer. The municipality shall establish the amount of such exemption from the assessed value, provided such amount may not exceed one hundred thousand dollars with respect to each eligible building. Such exemption shall not apply to the residence of such farmer and shall be subject to the application and qualification process provided in subsection (d) of this section.

(d) Annually, within thirty days after the assessment date in each town, city or borough, each such individual farmer, group of farmers, partnership or corporation shall make written application for the exemption provided for in subsection (a) of this section to the assessor or board of assessors in the town in which such farm is located, including therewith a notarized affidavit certifying that such farmer, individually or as part of a group, partnership or corporation, derived at least fifteen thousand dollars in gross sales from such farming operation, or incurred at least fifteen thousand dollars in expenses related to such farming operation, with respect to the most recently completed taxable year of such farmer prior to the commencement of the assessment year for which such application is made, on forms to be prescribed by the Commissioner of Agriculture. Failure to file such application in said manner and form within the time limit prescribed shall be considered a waiver of the right to such exemption for the assessment year. Any person aggrieved by any action of the assessors shall have the same rights and remedies for appeal and relief as are provided in the general statutes for taxpayers claiming to be aggrieved by the doings of the assessors or board of assessment appeals.